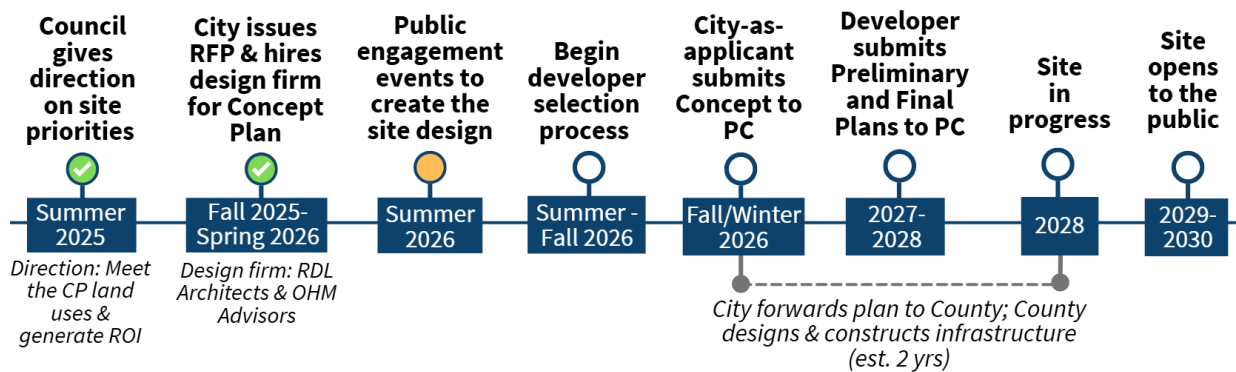


DATE: May 13, 2026  
 TO: Mayor and City Council  
 FROM: Greg Hannan, Community Development Director  
 Emily Fernandez, Community Project Planner  
 CC: Thom Sheridan, City Manager  
 Brian Griffith, Asst City Manager  
 SUBJECT: Clinton Crossing Downtown Development

**Background**

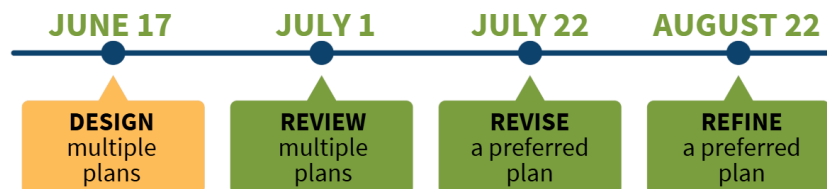
The ‘Downtown Focus Area’ in the 2024 Comprehensive Plan contains about 21 acres of City-owned land that has since been branded as Clinton Crossing. The Plan indicates the site should be a mix of **residential** and **public/semi-public** space that builds on the form of downtown, respects open spaces and history, supports the economy, and creates gathering spaces.

With assistance of a design consultant, the City is commencing public engagement to determine a site plan. The City will then submit a Concept Site Plan to Planning Commission. Upon concept approval, the City’s selected developer would carry the site plan through the required Preliminary and Final applications to Planning Commission, and construct the project. Developer selection can commence this summer/fall during the concept design process to have a developer in place when the community’s concept plan is approved. The City is also working with the County to have the necessary sanitary sewer infrastructure completed over the same timeframe.



**Engagement Schedule**

The following **major community events** will be key milestones. A detailed schedule is attached.

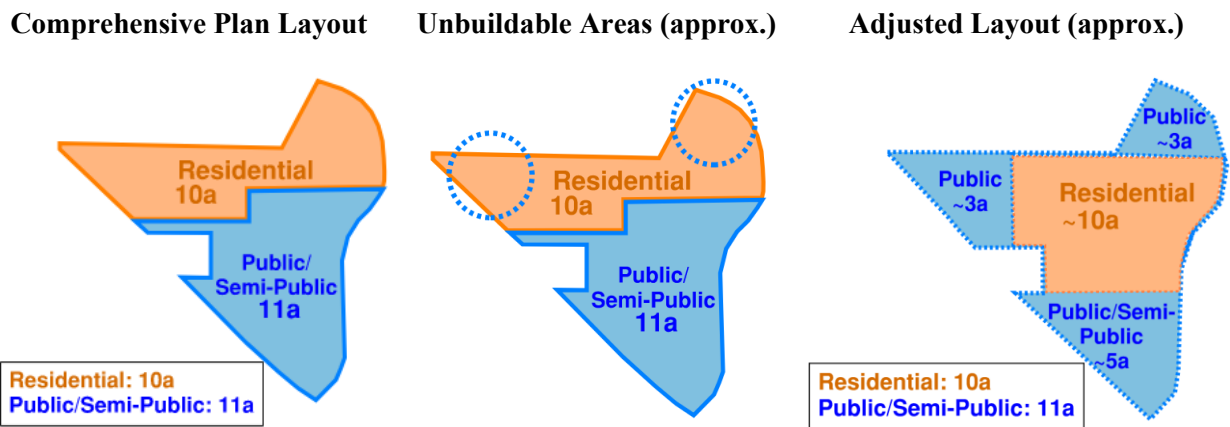


RDL Architects and OHM Advisors will lead **charrettes** (shuh-rets) in June. These intensive design exercises will allow participants to break into small groups to review site conditions and recommendations of the Comprehensive Plan and proceed to work with facilitators to sketch site concepts. Subsequent open houses will help funnel down the ideas to the preferred concept plan. The engagement plan includes one charrette session with participation on an invite-basis for the leadership of Hudson community organizations and public boards (June 10), and two sessions with participation open to individual residents on a registration-basis (both on June 17). All charrettes and all following open house events are public events, open to all to attend and observe even if they are not registered to participate in the design exercises. Open houses do not require registration.

**General Site Layout**

The Comprehensive Plan depicts residential on the most northern portion of the property. Portions of this area contain environmental constraints and are oddly shaped in a way that would make residential development challenging; however, the areas could be used for valuable public green space. By adjusting the location of the land uses, the desired ratio can be retained and the utility of the site can be maximized.

Staff anticipate using the Adjusted Layout as the primary site map for public engagement.



The specific site layout is not yet known, as it may shift based on community input. The **Adjusted Layout** is meant to provide a general framework for achieving the desired ratios of land use while working within site constraints.

**Discussion**

Staff is providing this update to Council and is seeking feedback regarding the following:

- Comments on engagement plan
- Comments on steps of the site plan submittal process (Concept plan submitted by City in 2026 with Preliminary and Final plan submittals by the developer in 2027)
- Comments on developer selection timeline (targeted to have a developer selected around October while PC is reviewing the concept plan)